SIKKIM

GOVERNMENT GAZETTE

EXTRAORDINARY
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Gangtok **Friday 25th February, 2011** **No. 71**

GOVERNMENT OF SIKKIM
LAND REVENUE & DISASTER MANAGEMENT DEPARTMENT

NO:210/234-I/LR& DMD(S) **DATED: 25/02/2011.**

NOTIFICATION

In partial modification of Notification No.11/234/LR (S),dated 01.02.2005, the Governor of Sikkim is hereby pleased to revise the rate of Land Revenue Fees for various types of works under the Land Revenue & Disaster Management Department as indicated below :-

Sl. No.	Items	Old rate (amount in Rs)	Revised rate (amount in Rs.)
1.	**Copying fees**		
a.	Mutation	20/-in each case	50/- in each case
b.	Khatian copy	20/-each	50/-each
c.	Copy of the map	20/-stationery fee and service charge 5/- per hectare for copying fee	40/-stationery fee and service charge 10/-per hectare for copying fee
d.	Property certificate	20/- stationery fee and service charge for each copy of the certificate	50/- stationery fee and service charge for each copy of the certificate.
e.	No dwelling certificate	20/-	50/-
f.	Income certificate	20/-	50/-
g.	Plinth level certificate	20/-	50/-
h.	Roof level certificate	20/-	50/-
i.	Non encumbrances certificate	20/-	50/-
j.	No landed property certificate	20/-	50/-

Sl. No.	Items	Old rate	Revised rate
2.	**Registration Fees**		
a.	Transfer of properties (Sale & Lease)	(i) 4% on the consideration value of land (ii) 1% stamp duty on the considertion value of land	(i) 4% on the consideration value of land (in case of Sikkimese origin) & 1% stamp duty on the consideration value of land. (ii) 9% on the consideration value of land for others & 1% stamp duty.
b.	Gift deed	5% on valuation of land as per rate approved by the Government for acquisition of land	4% on consideration value of land including 1% stamp duty.

Partition Deed

Partition Deed concluded between the immediate family members of the land holder (Bustiwala) shall be allowed. The immediate family members include brothers and sisters from the same father and the children of the land holder.

Sl. No.	Items	Rate of fee in a parcel of 2 (two) hectares and below	In a parcel of more than 2 (two) hectares to 5 (five) hectares	In a parcel of more than 5 (five) hectares
3.	**Particulars of partition**	1.	2.	3.
a.	In transfer of title ownership by succession where the total land holding is passed on to one person only	Existing Rs.500/- to be revised to Rs.1000/-	Existing Rs.1200/- to be revised to Rs.3000/-	Existing Rs.3000/- to be revised to Rs.5000/-
b.	In a partition where the land holding is divided into 2(two) or more parcels , the fee for each parcel	Existing Rs.500/- to be revised to Rs.1000/-	Existing Rs.1200/- to be revised to Rs.3000/-	Existing Rs.3000/- to be revised to Rs.5000/-

Note (1)In a partition of land, a number of plots of land or part or parts of plots constituting a share of a member of a family shall be a parcel of land.

Note (2)The fee prescribed above shall be inclusive of the fees prescribed for mutation, khatian copy and copy of map as prescribed at Sl.no.1. 'a, b & c' at prepage.

Sl. No. 4.	Items	Old rate	Revised rate
a.	**Survey Fee**	Average pay + DA + Actual motor fare & mileage if journey is to be covered by foot	Rs. 500/- per survey
b.	**Local rate**	Rs.5/- for Thatch house Rs. 10/- for Egra house Rs.20/- for RCC building	Rs.10/- for Thatch house Rs. 20/- for Egra house Rs. 40/- for RCC building

Sl. No.	Items	Old rate	Revised rate
5.	**Firm Registration item**		
a.	Firm Registration	Rs.1000/-	Rs.2000/-

Further, the rates pertaining to Land Rent for Wet land and Dry land for different class shall remain unchanged.

This Notification shall come into force w.e.f. 1st April, 2011.

(B.K.KHAREL)
COMMISSIONER-CUM-SECRETARY,
LAND REV & DISASTER MANAGEMENT DEPARTMENT,
GOVERNMENT OF SIKKIM, GANGTOK.
FILE NO.234/P-I/LR(S)